

**MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT APPLICATION**

Date: _____	FOR STAFF USE ONLY 20170610
File Number: _____	
File Name: _____	

This application shall be used for all land development
rezone or comprehensive plan amendment request.
Please attach appropriate standards or supplementary information, as applicable.

NAME OF THE PROJECT: Esplanade, Phase V, Subphase G Plat REPLAT / PLAT

TYPE OF APPROVAL DESIRED: Final Plat / REPLAT

LIST CASE NUMBERS OF PREVIOUS APPROVALS: PDMU-05-19/17-S-02(F)

A. Property Information

1. Legal Description: See attached
2. D. P. Number(s): 580018559; 580018609; 580018659; 580018709; 580018759; 580018809; 580018559; 580018509; 580018459; 580018409; 580018359
3. Section: 9, 8 and 16 Township: 35 S Range: 19 E
4. Subdivision Name (if Platted): _____
5. Lot: N/A Block: 6 Block: N/A
7. Address or Location of Property (See Address Coordinator, if physical address is needed):
North Extension of Benito Court
8. Present Zoning Classification: PDMU
9. (If Rezone) Proposed Zoning Classification: N/A
10. (If Comprehensive Plan Map Amendment) Proposed Future Land Use Category: N/A
11. Future Land Use Category: UF-3
12. Flood Zone Category: X Map/Panel Numbers: 0333E & 0334E
13. Property Size (to the nearest tenth of acre or sq. ft.): 10.27 +/-
14. Existing Use(s) of Subject Property (i.e.: vacant, residence, commercial, etc.): Vacant/Residential
15. Surrounding Land Use(s) (i.e.: vacant, residence, commercial, etc.):

a. North: <u>Right-of-Way (44th Ave East)/ Vacant</u>	c. East: <u>Undeveloped Preserve</u>
b. South: <u>Platted Golf Course/Residential</u>	d. West: <u>Existing SF Residential</u>
16. Description of Proposed Activity or Use (Attach separate Sheet if Necessary):
Replat of 10 lots with an addition of 4 lots, for a total of 14 Single Family lots.

B. Names/Addresses

List all person(s) having ownership in subject property

1. Name of Property Owner: Taylor Morrison of Florida, Inc.
Address: 551 N Cattlemen Road, Suite 200, Sarasota, FL
Zip: 34232 Telephone: 941-371-3008 Fax: _____
Email Address: AMiller@taylormorrison.com

2. Name of Property Owner: _____
Address: _____
Zip: _____ Telephone: _____ Fax: _____
Email Address: _____

3. Name of Agent: Darenda Marvin
Address: 1023 Manatee Avenue West, Bradenton, FL
Zip: 34205 Telephone: 941-748-0151 Fax: 941-748-0158
Email Address: dmarvin@grimesgoebel.com; cc: dellis@grimesgoebel.com

4. Name of Engineer: _____
Address: _____
Zip: _____ Telephone: _____ Fax: _____
Email Address: _____

5. Name of Architect: _____
Address: _____
Zip: _____ Telephone: _____ Fax: _____
Email Address: _____

6. Name of Landscape Architect: _____
Address: _____
Zip: _____ Telephone: _____ Fax: _____
Email Address: _____

NOTE: UNLESS OTHERWISE NOTED, ALL WRITTEN CORRESPONDENCE WILL BE SENT TO THE AGENT. IF THERE IS NO AGENT, COMMENTS WILL BE SENT TO THE PROPERTY OWNER.

C. Signature

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or Final Development Approval.

By executing this application, I acknowledge that I am familiar with the Rules of Procedure which apply to the boards or commissions which will act on my application and that I have read and understand such Rules of Procedures.

Danielle Ellis

(Signature of Property Owner or Agent)

Additional Information

CONTACT:

Building & Development Services Department
1112 Manatee Avenue West, Fourth Floor 34205
P. O. Box 1000, Bradenton, FL 34206

Telephone: (941) 748-4501, Extension 6871
Fax Number: (941) 708-6152
<http://www.mymanatee.org>

Exhibit "A"

LEGAL DESCRIPTION

OVERALL PARCEL:

BEING ALL OF LOTS 544-R THROUGH 553-R (INCLUSIVE), ESPLANADE, PHASE V, SUBPHASE E, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGES 22 THROUGH 25 (INCLUSIVE) TOGETHER WITH A PORTION OF TRACT 307, ESPLANADE, PHASE V, SUBPHASES A, B, C, D, E & F, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGES 63 THROUGH 115 (INCLUSIVE) AND LYING WITHIN SECTION 9, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 554-R, ESPLANADE, PHASE V, SUBPHASE E, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGES 22 THROUGH 25 (INCLUSIVE); THENCE SOUTH 08°27'38" WEST, ALONG THE BOUNDARY OF SAID LOT 554-R, A DISTANCE OF 156.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 554-R, THE SAME BEING A POINT ON THE BOUNDARY OF SAID PLAT; THENCE RUN THE FOLLOWING TWELVE (12) COURSES ALONG THE BOUNDARY OF SAID PLAT; COURSE NO. 1: NORTH 81°32'22" WEST, 202.82 FEET TO A POINT OF CURVATURE; COURSE NO. 2: WESTERLY, 59.17 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 33°54'05" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 81°30'35" WEST, 58.31 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 3: WESTERLY, 59.17 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 33°54'05" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 81°30'35" WEST, 58.31 FEET; COURSE NO. 4: NORTH 81°32'22" WEST, 136.63 FEET; COURSE NO. 5: NORTH 08°27'38" EAST, 176.98 FEET; COURSE NO. 6: NORTH 69°41'18" EAST, 11.69 FEET; COURSE NO. 7: NORTH 08°27'38" EAST, 32.40 FEET; COURSE NO. 8: NORTH 08°27'38" EAST, 215.00 FEET; COURSE NO. 9: SOUTH 81°32'22" EAST, 127.34 FEET TO A POINT OF CURVATURE; COURSE NO. 10: SOUTHEASTERLY, 59.17 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 33°54'05" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 64°35'20" EAST, 58.31 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 11: SOUTHEASTERLY, 59.17 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 33°54'05" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 64°35'20" EAST, 58.31 FEET; COURSE NO. 12: SOUTH 81°32'22" EAST, 231.21 FEET TO THE NORTHWESTERLY CORNER OF LOT 543-R OF AFORESAID PLAT; THENCE SOUTH 08°27'38" WEST, ALONG THE BOUNDARY OF SAID LOT 543-R, A DISTANCE OF 156.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 543-R; THENCE SOUTH 08°27'38" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE BOUNDARY OF AFORESAID LOT 554-R; THENCE NORTH 81°32'22" WEST, ALONG THE BOUNDARY OF SAID LOT 554-R, A DISTANCE OF 29.35 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT:

BEING A PORTION OF TRACT 307, ESPLANADE, PHASE V, SUBPHASES A, B, C, D, E & F, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGES 63 THROUGH 115 (INCLUSIVE) AND LYING WITHIN SECTION 9, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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**MANATEE COUNTY BUILDING AND DEVELOPMENT SERVICES DEPARTMENT
AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION**

Taylor Morrison of Florida, Inc.
551 N. Cattlemen Road, Suite 200 Sarasota, Florida 34232

Being first duly sworn, depose(s) and say(s):

1. That I am (we are) the owner(s) and record title holder(s) of the following described property legal description, to wit: See Attached
2. That this property constitutes the property for which a request for a Final Subdivision Plat is being applied for to Manatee County, Florida;
3. That the undersigned has (have) appointed and does (do) appoint Grimes Goebel Grimes Hawkins Gladfelter & Galvano, P.L. to execute any petitions or other documents necessary to affect such petition; and request that you accept my agent(s) signature as representing my agreement of all terms and condition of the approval process;
4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;
5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.

**Taylor Morrison of Florida, Inc.,
a Florida corporation**

By: 
Dave Truxton, Authorized agent

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 2 day of November, 2017, by Dave Truxton, as Authorized Agent, of Taylor Morrison of Florida, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me.


Notary Public Signature

Exhibit "A"

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MANATEE COUNTY

ITEM 1 OF 1

MISC FEES RECEIPT

RECEIPT # : 81000007831

PRINT DATE : 11/15/2017

RECEIPT DATE : 11/15/2017

PRINT TIME : 10:10:18

OPERATOR : cstrong

COPY # : 1

RECEIVED BY : C.STRONG

CASH DRAWER: 81

REC'D. FROM : TAYLOR MORRISON

Notes: DTS-20170610
ESPLANADE PHASE SUBPHASE G

FEE ID	DESCRIPTION	PAYMENT
FSUB	FINAL SUBDIV PLAT	4140.00
TOTAL		4140.00

METHOD OF PAYMENT	AMOUNT	REFERENCE NUMBER
CHECK/MONEY ORDER	4,140.00	14000-00062226
TOTAL RECEIPT :	4,140.00	

TITLE CERTIFICATION

SUBDIVISION NAME: Esplanade, Phase V Subphase G

LEGAL DESCRIPTION: See Attached Exhibit "A"

Mark F. Grant, attorney-at-law, hereby confirms that apparent record title to the land described above and shown on Esplanade, Phase V, Subphase G is in the name of Taylor Morrison of Florida, Inc., a Florida corporation, (person(s) (or organization) executing the offer of dedication appearing on the above Plat. All property taxes have been paid on the land thru 2016. All mortgages or liens not satisfied or released of record are as follows:

Mortgages:

1. Mortgage and Security Agreement from Taylor Morrison of Florida, Inc., a Florida corporation, to SMR North 70, LLC, a Florida limited liability company, dated August 5, 2011, and recorded August 8, 2011, in Official Records Book 2388, Page 2230, of the Public Records of Manatee County, Florida.
2. Mortgage and Security Agreement from Taylor Morrison of Florida, Inc., a Florida corporation, to SMR North 70, LLC, a Florida limited liability company, dated December 20, 2012, and recorded December 20, 2012, in Official Records Book 2450, Page 3389, of the Public Records of Manatee County, Florida.

Liens:

Lien upon the land by virtue of Benefit Special Assessments levied by the Lakewood Ranch Stewardship District.

WITNESS, my hand and official seal at Broward County, Florida, this 9th day of January, 2018.

Signature: _____



Mark F. Grant, Esq.
Greenspoon Marder, P.A.
200 East Broward Blvd., Ste. 1800
Fort Lauderdale, FL 33301

File No: 29530.0013

EXHIBIT "A"

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LESS & EXCEPT:

BEING A PORTION OF TRACT 307, ESPLANADE, PHASE V, SUBPHASES A, B, C, D, E & F, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGES 63 THROUGH 115 (INCLUSIVE) AND LYING WITHIN SECTION 9, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 554-R, ESPLANADE, ESPLANADE, PHASE V, SUBPHASE E, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGES 22 THROUGH 25 (INCLUSIVE) OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE ROADWAY OF BENITO COURT (A 50 FOOT PRIVATE ROADWAY) (ALSO A PORTION OF TRACT 307) OF SAID PLAT; THENCE RUN THE FOLLOWING SIX (6) COURSES ALONG SAID ROADWAY; COURSE NO. 1: NORTH $81^{\circ}32'22''$ WEST, 267.49 FEET TO A POINT OF CURVATURE; COURSE NO. 2: WESTERLY, 86.76 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF $33^{\circ}08'30''$ AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH $81^{\circ}53'22''$ WEST, 85.56 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 3: NORTHWESTERLY, 126.80 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 59.00 FEET, THROUGH A CENTRAL ANGLE OF $123^{\circ}08'30''$ AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH $53^{\circ}06'38''$ WEST, 103.77 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 4: EASTERLY, 126.80 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 59.00 FEET, THROUGH A CENTRAL ANGLE OF $123^{\circ}08'30''$ AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH $70^{\circ}01'53''$ EAST, 103.77 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 5: SOUTHEASTERLY, 86.76 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF $33^{\circ}08'30''$ AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH $64^{\circ}58'07''$ EAST, 85.56 FEET; COURSE NO. 6: SOUTH $81^{\circ}32'22''$ EAST, A DISTANCE OF 296.84 FEET TO SOUTHWESTERLY CORNER OF LOT 543-R, ESPLANADE, PHASE V, SUBPHASE E, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGES 22 THROUGH 25 (INCLUSIVE); THENCE SOUTH $08^{\circ}27'38''$ WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE BOUNDARY OF SAID LOT 554-R; THENCE NORTH $81^{\circ}32'22''$ WEST, ALONG THE BOUNDARY OF SAID LOT 554-R, A DISTANCE OF 29.35 FEET TO THE POINT OF BEGINNING.



**Public Works
Transportation Planning Division
1022 26th Avenue East
Bradenton, FL 34208
Phone: (941) 708-7407
www.mymanatee.org**

December 30, 2016

Ms. Danielle Ellis
Grimes Goebel Grimes Hawkins Gladfelter & Galvano, PL
1023 Manatee Avenue West
Bradenton, FL 34205

**Re: Extension Pursuant to F.S. 252.363 F.S. - Tolling & Extension of Permits
Tropical Storm Hermine - Executive Order (16-205 and 16-206)**

Project Name:	Northwest Sector DRI #26
Project Number:	PDMU-05-19(G)(R7)/Ord 13-24(CLOS-EXT5)
CLOS Number:	07-093
DTS Number:	20160615

Dear Ms. Ellis:

In 2012, the Florida Legislature authorized Florida Statute Section 252.363. This statute allows for the tolling and extension to the expiration of a development order issued by a local government, the expiration of a building permit, and to Developments of Regional Impact build out dates (and other defined permits and development orders) for emergency declarations covering the time period for the declarations (tolling) and six months following the tolled period.

On August 31, 2016, Executive Order 16-205 (State of Emergency for Tropical Depression #9) was declared for Alachua, Baker, Bradford, Brevard, Calhoun, Citrus, Clay, Columbia, Dixie, Duval, Flagler, Franklin, Gadsden, Gilchrist, Gulf, Hamilton, Hernando, Hillsborough, Jackson, Jefferson, Lafayette, Lake, Leon, Levy, Liberty, Madison, Marion, Nassau, Orange, Pasco, Pinellas, Polk, Putnam, Seminole, St. Johns, Sumter, Suwannee, Taylor, Union, Volusia, and Wakulla Counties.

Later on August 31, 2016 the Governor issued an additional Executive Order, Executive Order 16-206, which as a result of the upgrading of Tropical Depression #9 to Tropical Storm Hermine and the updating of the forecast, expanded the State of Emergency to include Escambia, Holmes, Manatee, Okaloosa, Osceola, Santa Rosa, Sarasota, Walton, and Washington counties. Both Executive Order 16-205 and 16-206 were issued on August 31, 2016, and were in effect for sixty (60) days, and as such any application for extension under F.S. 252.363 which meets requirements, and is within the geographic area covered by the Executive Order are eligible for a sixty (60) day plus 6 month extension.

You have applied for extension of your development approval under FS 252.363 relative to the Northwest Sector DRI #26 Certificate of Level of Service (CLOS). Manatee County has determined that if you make a proper application and meet the other requirements of the law, then the deadlines are extended for the length of the tolling for the Executive Order 16-205 and 16-206 (State of Emergency for Tropical Storm Hermine) and the six month period extension under FS 252.363. As you have made an application and the development otherwise qualifies, your expiration date is eligible for the extension and has been extended as follows, with the dates set forth below:

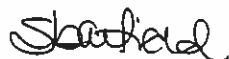
December 30, 2016

- The CLOS currently expires 07/20/2027. With the additional 60 days and 6 months for Tropical Storm Hermine under the FS 252.363 extension, the expiration date is extended to 03/18/2028.

No other changes were reviewed or approved with this request. Please keep in mind that all conditions of the previous approval remain in effect.

Please contact me should you have any questions regarding the above information.

Sincerely,



Susan Barfield
Senior Development Review Specialist3

"CONCURRENCY" CERTIFICATE OF LEVEL OF SERVICE COMPLIANCE
Public Works Department
Manatee County, Florida

Public facilities must serve land development adequately according to adopted level-of-service standards. This certificate verifies adequacy or exemption and will reserve impacts unless expired. It offers no other assurance, does not approve any development order and does not grant any development rights. It applies only to the identified proposed project and must accompany development order(s) for the project.

Date Issued: November 1, 2007 Expiration Date: March 18, 2028**

CERTIFICATE NUMBER: CLOS #07-093

Project Name: NORTHWEST SECTOR DRI #26

Project File No.: LDA-10-01/LDA-13-03/Ordinance 13-24/PDMU-05-19(G)(R7)

Type of Development Order: LDA/DRI/GENERAL DEVELOPMENT PLAN

Location: Sec. 7-9, 15, 16 Twp. 35 Range 19

DP# SEE APPLICATION Land Acres 1518.9±

ADDRESS E OF LKWD RANCH BLVD, S OF 44TH AVE EXT, N OF SR 70,
W OF LORRAINE RD, SCT WATER TREATMENT PLANT SE

MUST THE DEVELOPMENT ORDER CONTAIN CONDITIONS AND AGREEMENTS TO ASSURE COMPLIANCE? YES XX NO

Project must comply with conditions listed in LDA-10-01, LDA-13-03 and DRI approval documents.

APPROVAL:

This development complies with the Comprehensive Plan Concurrency requirements:



Approved by: Public Works Dept., Transportation Planning Division
(Traffic circulation, mass transit, drainage, solid waste; parks)

*Phases 1-2

Revised 3/17/09 (rescind Central Park CLOS, all development shown under NW Sector DRI)

Revised 5/19/09 to include two year extension granted with R-09-089

Revised to reflect approval of LDA-10-01

Revised 11/14/2011 to reflect extension of phasing build out dates per letter from L. Barrett to T. Pokrywa dated 10/20/2011 (HB 7207 request)

Revised 02/23/2012 to reflect extension of phasing build out dates per letter from L. Barrett to T. Pokrywa dated 02/10/2012 (F.S. 252.363 request EO's 11-128, 11-172 & 11-202)

Revised 1/18/2013 to include one year and 121 day extension granted with F.S. 252.363 request (Debby – EO's 12-140, 12-192, and 12-217; Isaac – EO 12-199)

Revised 11/8/2013 to include approval of Phase 2

Revised 2/12/2016 to include 60 day and 6 month extension granted with F.S. 252.363 request (Tropical Storm Erika – EO 15-173)

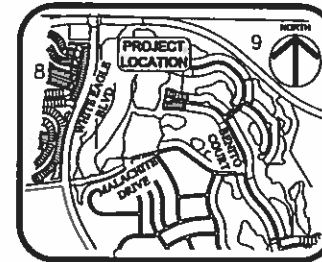
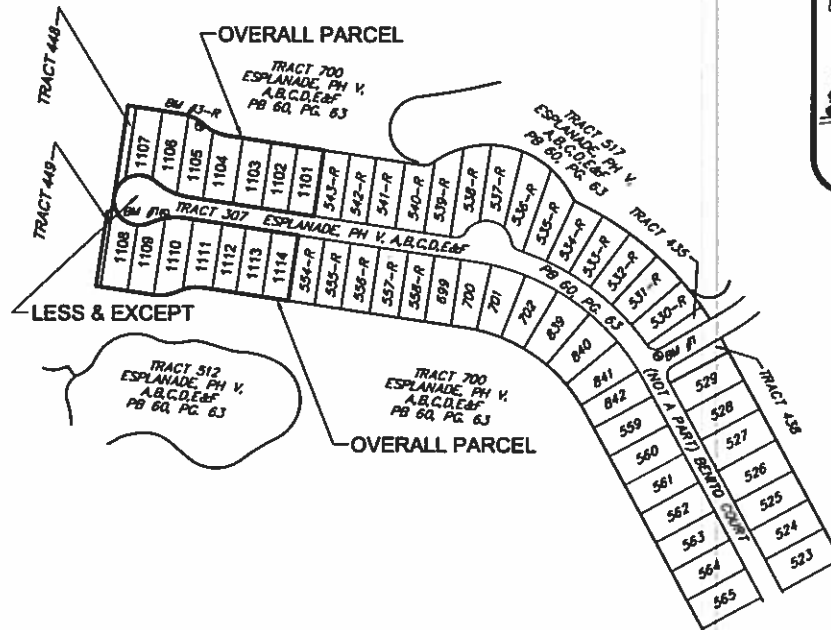
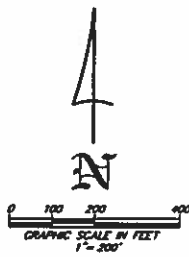
Revised 10/17/2016 to include 60 day and 6 month extension granted with F.S. 252.363 request (Tropical Storm Colin – EO 16-136)

**Revised 10/17/2016 to include 60 day and 6 month extension granted with F.S. 252.363 request (Tropical Storm Hermine – EO 16-205 & 16-206)

ESPLANADE, PHASE V SUBPHASE G

200 SCALE DRAWING

A REPLAT OF ALL OF LOTS 544-R THROUGH 553-R (INCLUSIVE),
ESPLANADE, PHASE V, SUBPHASE E, PLAT BOOK 62, PAGES 22 THROUGH 25,
LYING WITH SECTION 9, TOWNSHIP 35 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA





Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
On the Internet at: WaterMatters.org

An Equal
Opportunity
Employer

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-8759
(813) 885-7481 or
1-800-836-0797 (FL only)

January 27, 2016

Taylor Morrison of Florida, Inc.
Attn: Drew Miller
551 N. Cattlemen Road, Suite 200
Sarasota, FL 34232

**Subject: Notice of Intended Agency Action - Approval
ERP Minor Modification**

Project Name: Esplanade at Lakewood Ranch Phase 5
App ID/Permit No: 723138 / 43003052.244
County: MANATEE
Letter Received: January 12, 2016
Expiration Date: January 27, 2021
Sec/Twp/Rge: S09/T35S/R19E, S16/T35S/R19E

Dear Permittee(s):

The Southwest Florida Water Management District (District) has completed its review of the application for Environmental Resource Permit modification. Based upon a review of the information you have submitted, the District hereby gives notice of its intended approval of the application.

The File of Record associated with this application can be viewed at <http://www18.swfwmd.state.fl.us/erp/erp/search/ERPSearch.aspx> and is also available for inspection Monday through Friday, except for District holidays, from 8:00 a.m. through 5:00 p.m. at the District's Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

If you have any questions or concerns regarding the application or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

David Kramer, P.E.
Manager
Environmental Resource Permit Bureau
Regulation Division

cc: Mica Jackson
Jeremy H. Arnold, P.E., Waldrop Engineering, P.A.



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7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
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January 27, 2016

Taylor Morrison of Florida, Inc.
Attn: Drew Miller
551 N. Cattlemen Road, Suite 200
Sarasota, FL 34232

**Subject: Notice of Agency Action - Approval
ERP Minor Modification**

Project Name: Esplanade at Lakewood Ranch Phase 5
App ID/Permit No: 723138 / 43003052.244
County: MANATEE
Letter Received: January 12, 2016
Expiration Date: January 27, 2021
Sec/Twp/Rge: S09/T35S/R19E, S16/T35S/R19E

Dear Permittee(s):

Your request to modify Environmental Resource Permit (ERP) No. 49003052.213 by Minor Modification has been approved. This modification authorizes:

1. Construction of 193 single family lots and 4 roadways (B Street, C Street, Benito Court, and Messina Loop). Water quality treatment and attenuation will be provided by the existing stormwater management system permitted under ERP 49003052.213 (Ponds 2, 2A, 2B, 21, 22, 23, 24, 27, and 28).
2. All other terms and conditions of ERP No. 49003052.213 issued May 2, 2013 entitled Esplanade Golf Course at Lakewood Ranch apply.

The Southwest Florida Water Management District (District) is in receipt of your application for the Environmental Resource Permit modification. Based upon a review of the information you submitted, the application is approved. Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action on the permit application described in this letter.

If approved construction plans are part of the permit, construction must be in accordance with these plans. These drawings are available for viewing or downloading through the District's Application and Permit Search Tools located at www.WaterMatters.org/permits.

The District's action in this matter only becomes closed to future legal challenges from members of the public if such persons have been properly notified of the District's action and no person objects to the District's action within the prescribed period of time following the notification. The District does not publish notices of agency action. If you wish to limit the time within which a person who does not receive actual written notice from the District may request an administrative hearing regarding this action, you are strongly encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Publishing notice of agency action will close the window for filing a petition for hearing. Legal requirements and instructions for publishing notices of agency action, as well as a noticing form that can be used, are available from the District's website at www.WaterMatters.org/permits/noticing. If you publish notice of agency action, a copy of the affidavit of publication provided by the newspaper should be sent to the District's Tampa Service Office for retention in this permit's File of Record.

If you have any questions or concerns regarding your permit or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

David Kramer, P.E.
Manager
Environmental Resource Permit Bureau
Regulation Division

Enclosures: Notice of Rights
cc: Mica Jackson
Jeremy H. Arnold, P.E., Waldrop Engineering, P.A.

Notice of Rights

ADMINISTRATIVE HEARING

1. You or any person whose substantial interests are or may be affected by the District's intended or proposed action may request an administrative hearing on that action by filing a written petition in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), Uniform Rules of Procedure Chapter 28-106, Florida Administrative Code (F.A.C.) and District Rule 40D-1.1010, F.A.C. Unless otherwise provided by law, a petition for administrative hearing must be filed with (received by) the District within 21 days of receipt of written notice of agency action. "Written notice" means either actual written notice, or newspaper publication of notice, that the District has taken or intends to take agency action. "Receipt of written notice" is deemed to be the fifth day after the date on which actual notice is deposited in the United States mail, if notice is mailed to you, or the date that actual notice is issued, if sent to you by electronic mail or delivered to you, or the date that notice is published in a newspaper, for those persons to whom the District does not provide actual notice.
2. Pursuant to Subsection 373.427(2)(c), F.S., for notices of intended or proposed agency action on a consolidated application for an environmental resource permit and use of state-owned submerged lands concurrently reviewed by the District, a petition for administrative hearing must be filed with (received by) the District within 14 days of receipt of written notice.

3. Pursuant to Rule 62-532.430, F.A.C., for notices of intent to deny a well construction permit, a petition for administrative hearing must be filed with (received by) the District within 30 days of receipt of written notice of intent to deny.
4. Any person who receives written notice of an agency decision and who fails to file a written request for a hearing within 21 days of receipt or other period as required by law waives the right to request a hearing on such matters.
5. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding District intended or proposed action is not available prior to the filing of a petition for hearing.
6. A request or petition for administrative hearing must comply with the requirements set forth in Chapter 28-106, F.A.C. A request or petition for a hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's intended action or proposed action, (2) state all material facts disputed by the person requesting the hearing or state that there are no material facts in dispute, and (3) otherwise comply with Rules 28-106.201 and 28-106.301, F.A.C. Chapter 28-106, F.A.C. can be viewed at www.flrules.org or at the District's website at www.WaterMatters.org/permits/rules.
7. A petition for administrative hearing is deemed filed upon receipt of the complete petition by the District Agency Clerk at the District's Tampa Service Office during normal business hours, which are 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding District holidays. Filings with the District Agency Clerk may be made by mail, hand-delivery or facsimile transfer (fax). The District does not accept petitions for administrative hearing by electronic mail. Mailed filings must be addressed to, and hand-delivered filings must be delivered to, the Agency Clerk, Southwest Florida Water Management District, 7601 Highway 301 North, Tampa, FL 33637-6759. Faxed filings must be transmitted to the District Agency Clerk at (813) 367-9776. Any petition not received during normal business hours shall be filed as of 8:00 a.m. on the next business day. The District's acceptance of faxed petitions for filing is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation, available for viewing at www.WaterMatters.org/about.

JUDICIAL REVIEW

1. Pursuant to Sections 120.60(3) and 120.68, F.S., a party who is adversely affected by District action may seek judicial review of the District's action. Judicial review shall be sought in the Fifth District Court of Appeal or in the appellate district where a party resides or as otherwise provided by law.
 2. All proceedings shall be instituted by filing an original notice of appeal with the District Agency Clerk within 30 days after the rendition of the order being appealed, and a copy of the notice of appeal, accompanied by any filing fees prescribed by law, with the clerk of the court, in accordance with Rules 9.110 and 9.190 of the Florida Rules of Appellate Procedure (Fla. R. App. P.). Pursuant to Fla. R. App. P. 9.020(h), an order is rendered when a signed written order is filed with the clerk of the lower tribunal.
-



WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

25100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL. 34135
P: 239-405-7777
F: 239-405-7899

November 11, 2017

Ms. Diana Lonergan – Plat Coordinator
Manatee County, Building and Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, FL 34205

**Subject: Replat of Esplanade Phase V Subphases G
PDMU-05-19/15-S-58(P)/FSP-15-91(R), 20170411, MEPS#0057
Letter of No Requirement**

Dear Mr. Parks,

Please accept this correspondence to serve as the **Letter of no Requirement** for the below listed items pursuant to **Esplanade Phase V Subphase G**:

- Maintenance Agreement for Right-of-Way Island;
- Maintenance Agreement for Paver Brick within Right-of-way;
- Offsite Easements for Drainage, Utility, or Turnaround;

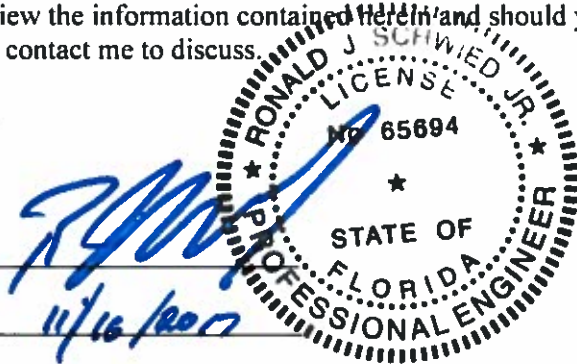
Please note that the Bonding Cost Estimates associate with and submitted for the platting of Phase 5 are still valid and no new Cost Estimates will be required for this replat. As Engineer of Record for this project, I affirm to the best of my knowledge that the above statements are true and accurate.

Please review the information contained herein and should you have any questions or concerns, please do not hesitate to contact me to discuss.

Sincerely,

Signed: _____

Date: _____



Ronald Schwied, P.E.
FL License No. 65694

Waldrop Engineering, P.A.
Senior Project Engineer

Cc: Danielle Walker, Grimes, Goebel, Grimes, Hawkins, Gladfelter, & Galvano
Darenda Marvin, Grimes, Goebel, Grimes, Hawkins, Gladfelter, & Galvano
Drew Miller, Taylor Morrison of Florida, Inc.